

# Staff Summary Report



Hearing Officer Hearing Date: January 3, 2008

Agenda Item Number: 3

**SUBJECT:** This is a public hearing for a request by **T-MOBILE (PL070467)** located at 1400 South McClintock Drive for one (1) use permit.

**DOCUMENT NAME:** 20080103dssd01

**PLANNED DEVELOPMENT (0406)**

**SUPPORTING DOCS:** Yes

**COMMENTS:** Hold a public hearing for a request by **KINGS PLAZA – T-MOBILE (PL070467)** (Brandon Peterson/Reliant Land Services, applicant; Kings Plaza LLC, property owner) located at 1400 South McClintock Drive in the CSS, Commercial Shopping and Services District for:

**ZUP07194** Use permit to allow the addition of wireless antennas on an existing monopalm.

**PREPARED BY:** Shawn Daffara, Planner II (480-858-2284)

**REVIEWED BY:** Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359)

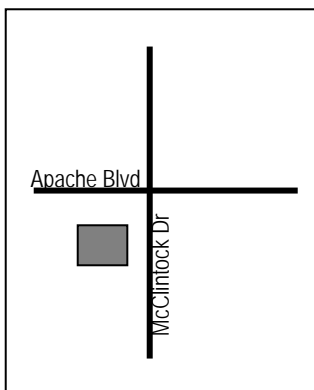
A handwritten signature in black ink, appearing to read 'SEA'.

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Staff – Approval subject to Conditions 1-5

**ADDITIONAL INFO:** The applicant, T-Mobile, is seeking approval for a use permit to allow the addition of antennas on an existing sixty (60) foot tall wireless communication tower (mono-palm / faux-palm tree structure). The project is located at 1400 South McClintock Drive in the CSS, Commercial Shopping and Services District and the TOD, Transportation Overlay District, Station Area. The existing monopalm has been designed to support the addition of three (3) antennas. The site is populated by three, single-story retail and services buildings. Staff recommends approval of the proposal as submitted, with conditions.



**PAGES:**

1. List of Attachments
2. Comments; Reason for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

**ATTACHMENTS:**

1. Location Map(s)
2. Aerial Photo(s)
- 3-4. Letter of Intent
5. Site plan
6. Enlarged Site Plan
7. Elevation(s)
- 8-9. Photo Simulations
10. Staff Photograph(s)

## COMMENTS:

The applicant, T-Mobile, is seeking approval for a use permit to allow the addition of cellular antennas on an existing sixty (60) feet tall wireless communication tower (mono-palm / faux-palm tree structure). The project is located at 1400 South McClintock Drive in the CSS, Commercial Shopping and Services District and the TOD, Transportation Overlay District, Station Area. The existing monopalm structure was designed to support nine (9) antennas. T-Mobile installed six (6) antennas when the monopalm was built in 2006, with future plans to add a total of three (3) antennas, one (1) antenna per vector. The addition of the new antenna will have no impact to the existing equipment enclosure. The site is bounded by commercial (CSS) zoning to the north, west and south. It is directly across McClintock Drive from industrial (GID) zoning. Although all adjacent properties are commercially zoned, the property immediately to the west is the Modernette Mobile Home Park.

To date, staff has received no public input regarding this request.

## Use Permit

The Zoning and Development Code requires a use permit for the addition of wireless telecommunications antennas in all allowable zoning districts including the CSS, Commercial Shopping and Services District. This use permit request meets all applicable tests in the following manner:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
  - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
  - As the proposal is for a wireless antenna; there should be no nuisances.
- c. Compatibility with existing surrounding structures and uses;
  - The proposed use appears to be compatible with surrounding uses.

## Conclusion

Staff recommends approval of the request of the use permit.

## REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust, vibration, or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.
5. Approval of the use permit will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood or the public welfare in general.

**SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.**

**CONDITION(S)  
OF APPROVAL:**

1. Obtain all necessary clearances from the Building Safety Division.
2. The new antennas shall match the existing antennas on the monopalm. No dissimilar paint, due to fading will be allowed. Existing Antennas may have to be repainted to match the new antennas.
3. No further antenna additions will be allowed. The monopalm was designed for nine (9) antennas. If approved this monopalm will have nine (9) antennas.
4. Any intensification or expansion of use, including co-location of additional antennas, will require another monopalm on site, and a new use permit.
5. The wireless device shall be removed within 30 days of discontinuance of use.

**HISTORY & FACTS:**

July 18, 2006

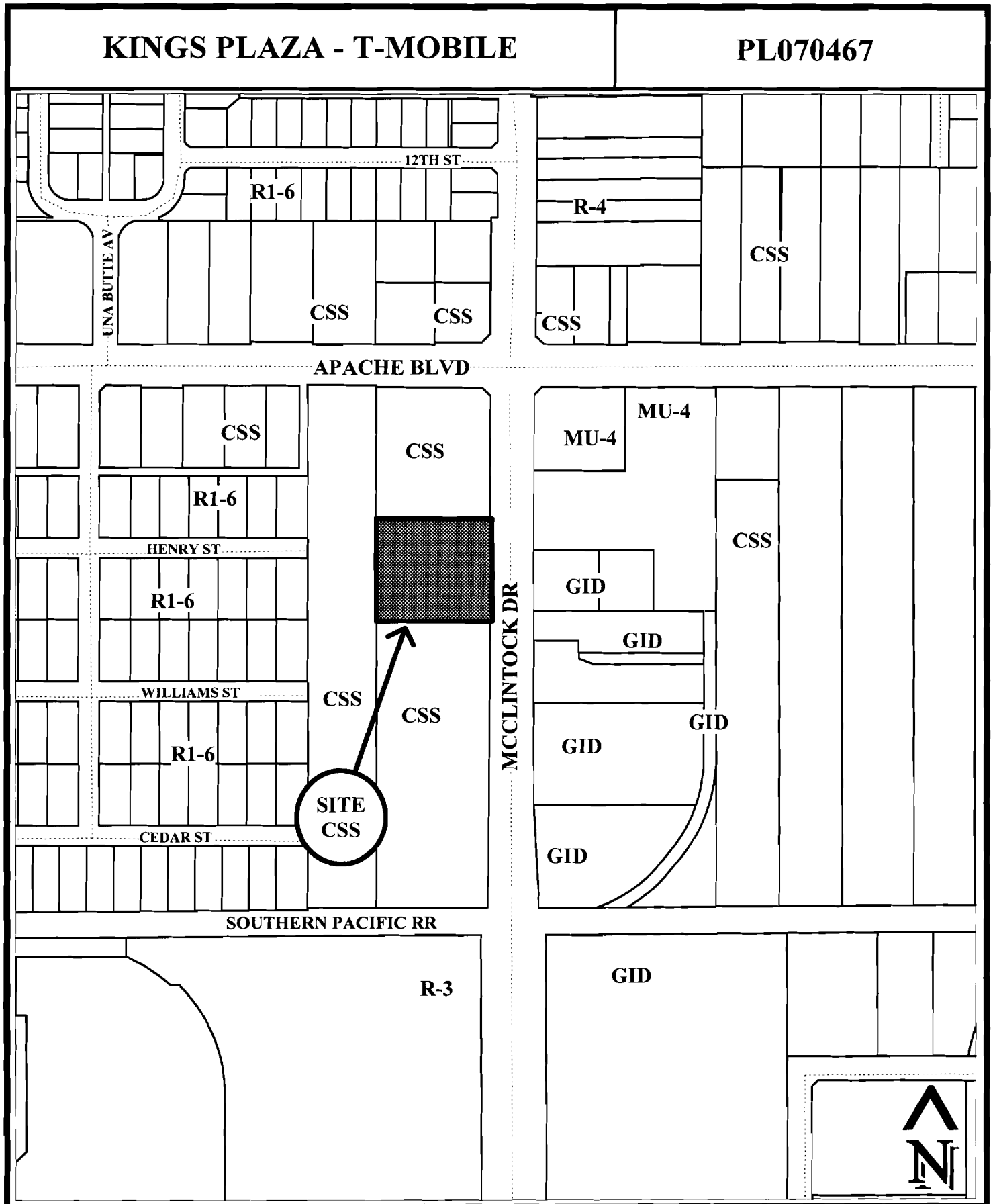
ZUP06011: Hearing Officer approved a use permit to allow a 60 feet 0 inches tall wireless antenna (monopalm).

**DESCRIPTION:**

Owner – Kings Plaza LLC  
Applicant – Brandon Peterson/Reliant Land Services  
Existing Zoning – CSS, Commercial Shopping and Services District  
TOD, Transportation Overlay District, Station Area  
Total site area – 70,001 s.f. / 1.61 acre  
Total bldg. area – 20,829 s.f.  
Height of Monopalm – 55 feet  
Height of existing and new antennas– 48 feet

**ZONING AND  
DEVELOPMENT  
CODE REFERENCE:**

Zoning Development Code  
Part 3, Section 3-202 – Permitted Uses in Commercial and Mixed-Use Districts  
Part 3, Section 3-421 - Wireless Telecommunications Facilities  
Part 6, Section 6-308 Use Permit.





KING'S PLAZA-T-MOBILE (PL070467)

## **Background**

T-Mobile is currently providing wireless telephone communications services throughout the valley and across much of the U.S. Its Federal Communication Commission license for the Arizona region requires it to provide service throughout this market area, including Tempe. In response to changes in technology to its wireless services, and its commitment to provide service throughout this area, T-Mobile is enhancing its facilities to provide UMTS service to its customers. To satisfy demand for its growing technology, T-Mobile is requesting approval of a wireless communication facility antenna change at 1400 S McClintock Dr. It is the goal of T-Mobile to work with the City of Tempe to build and maintain a competitive wireless network, providing quality wireless service to residents and travelers, offering the benefits of competition as encouraged by the FCC.

## **Project Narrative**

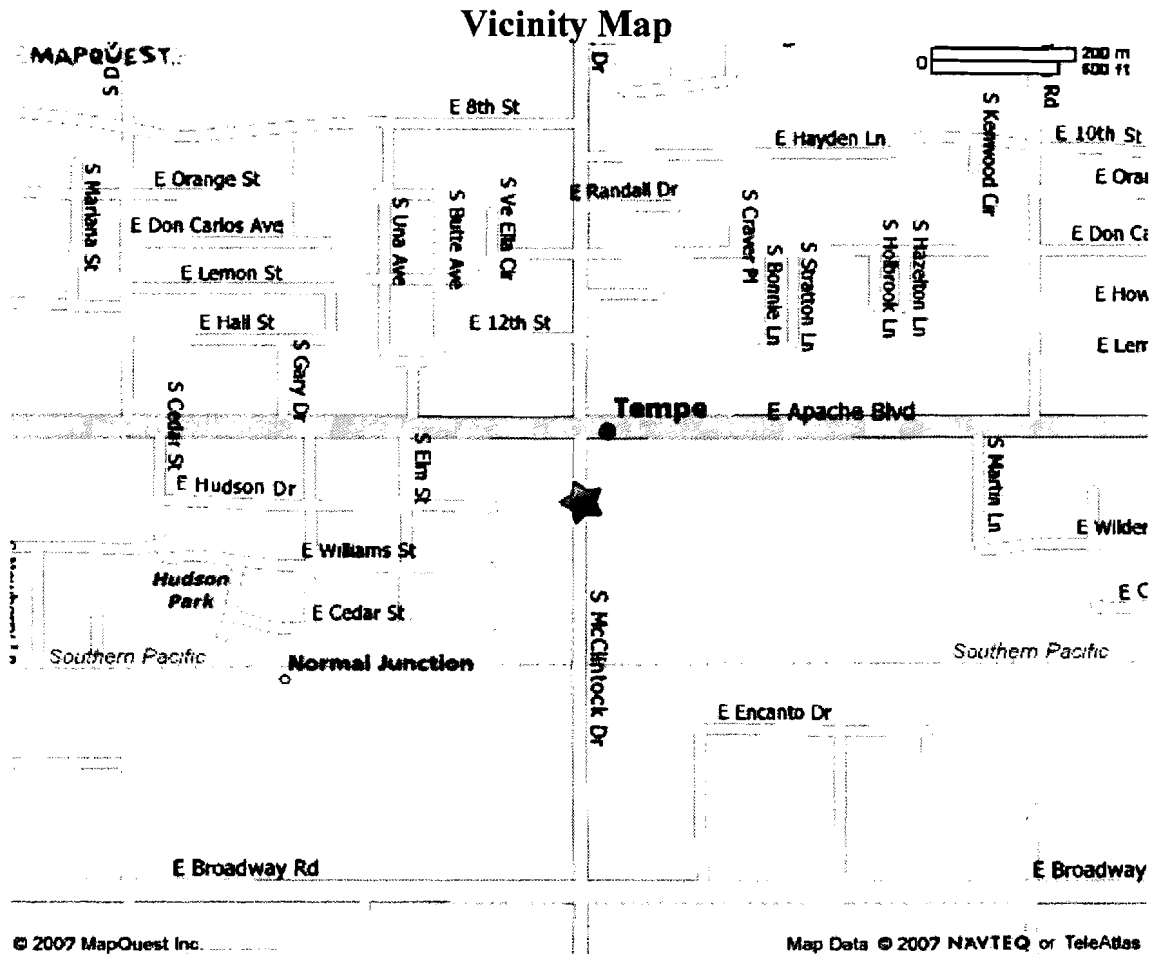
T-Mobile is requesting approval for an antenna addition at 1400 S McClintock Dr. The proposal is for T-Mobile to add three (3) antennas to the existing facility, one antenna per sector. The proposed antennas will be painted to match the existing antennas. The coaxial cables connecting the antennas to the equipment will be run from the equipment shelter to the existing monopalm. The cables will run up inside the monopalm using the existing space inside the pole. The additional communication equipment cabinet will be located within the same shelter as the existing communication equipment cabinets. Underground power and telephone service will be run from available connections to the equipment as already utilized at the facility.

## **Purpose of Request**

This request is for a Use Permit to allow T-Mobile to install three (3) antennas, one (1) antenna per sector, and one (1) additional communication equipment cabinet located within the existing shelter.

## **Relationship to surrounding properties**

Currently, the site is zoned C-2 and is bounded McClintock Rd to the East, C-2 zoning to the West, C-2 to the South and C-2 zoning to the North..



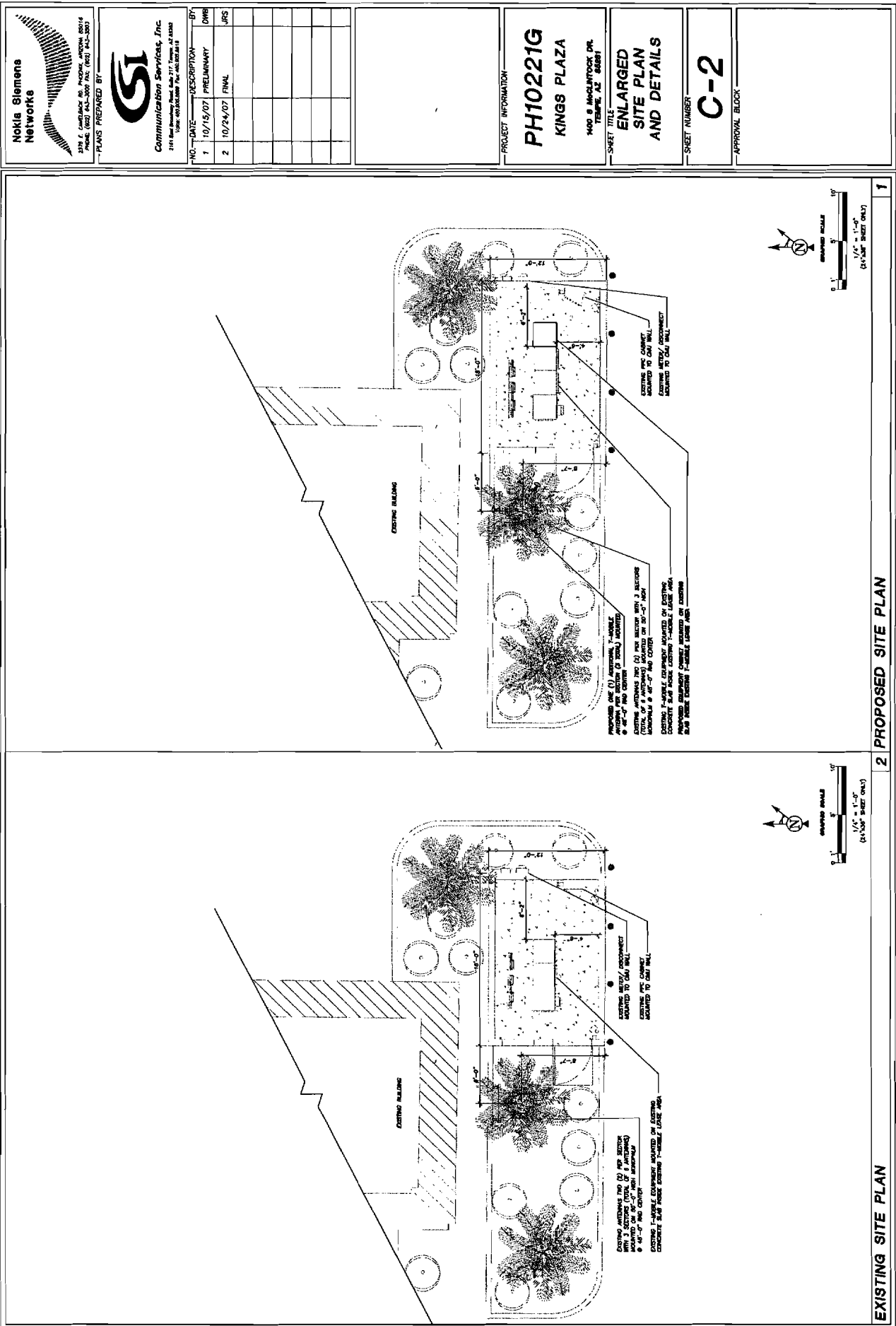
## Conclusion

It is the goal of T-Mobile to work in cooperation with the City of Tempe in the development and enhancement of their wireless network. By upgrading existing antennas, this site will give T-Mobile customers access to the recent improvements in the network.

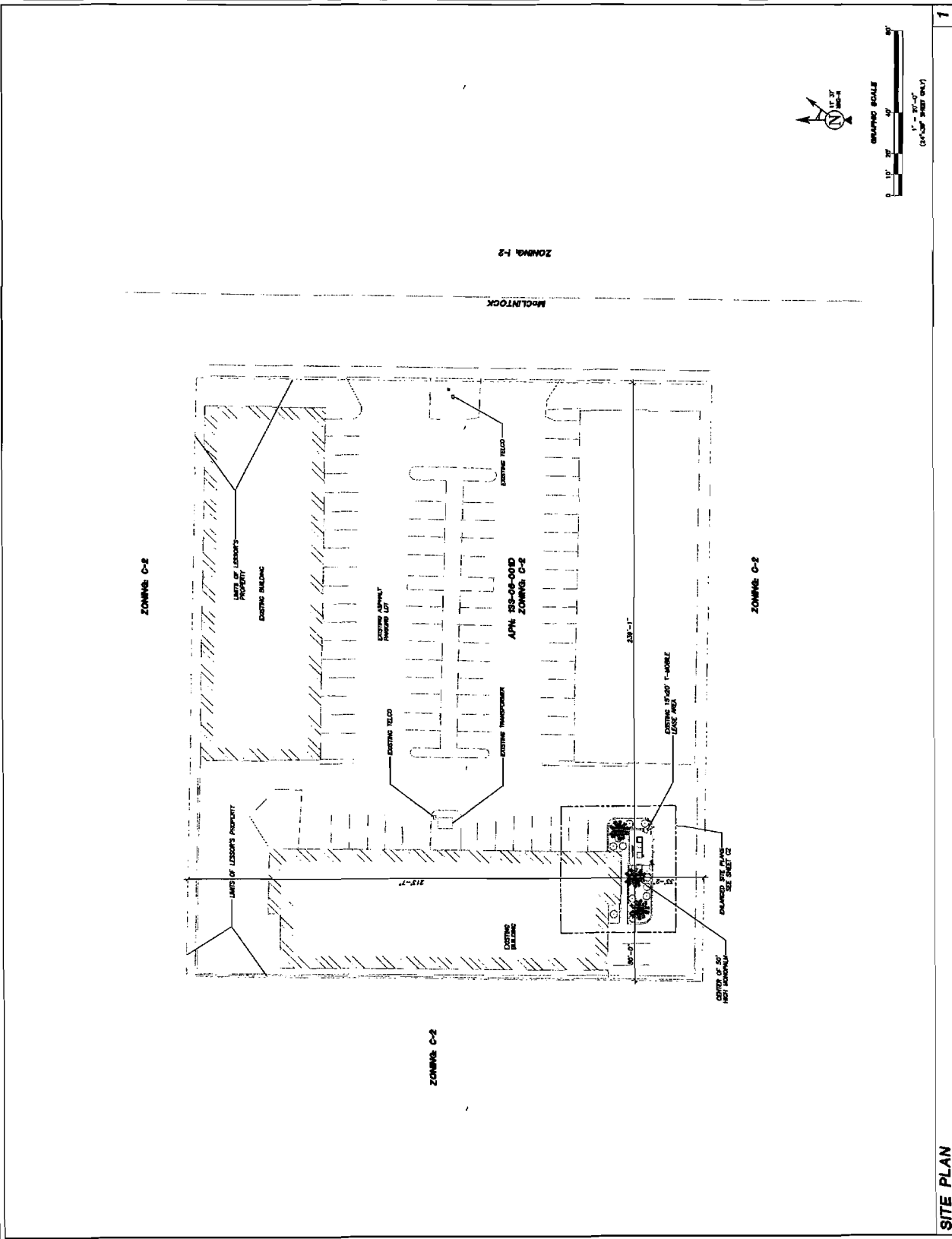
### **Submitted by:**

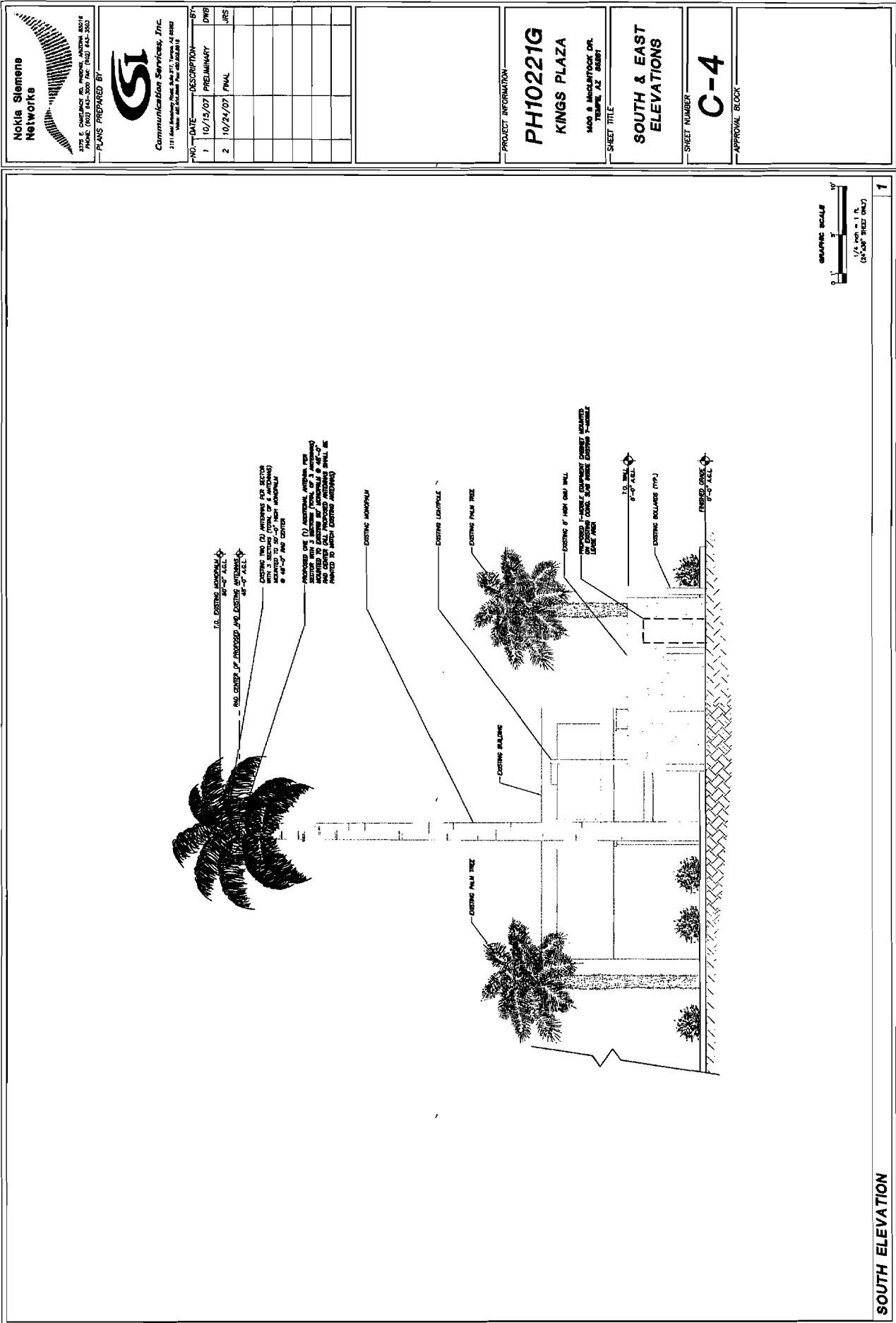
Brandon Peterson  
 Site Development Specialist  
 Reliant Land Services  
 Representing T-Mobile  
 3234 South Fair Lane  
 Tempe, AZ 85282  
 (480) 278-3926 mobile  
 (602) 889-1291 fax  
 brandon.peterson@rlsusa.com





<b>Nokia Siemens Networks</b> 2275 E. CHANDLER BL. PHOENIX, ARIZONA 85016 PHONE: (602) 642-5000 FAX: (602) 642-3007 PLANS PREPARED BY:		<b>CSI</b> <b>Communication Services, Inc.</b> 8101 East Broadway Blvd. Suite 210, Tempe, AZ 85284 Voice: (480) 831-8888 Fax: (480) 831-8715		NO. DATE DESCRIPTION BY 1 10/15/07 PRELIMINARY JWB 2 10/24/07 FINAL JWB	PROJECT INFORMATION <b>PH10221G</b> <b>KINGS PLAZA</b> 1400 S. MCCLINTOCK DR. TEMPE, AZ 85281		SHEET TITLE <b>SITE PLAN</b>	SHEET NUMBER <b>C-1</b>	APPROVAL BLOCK
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**Nokia Siemens Networks**

2375 E. CHANDLER RD. ANCHORAGE, ALASKA 99518  
PHONE: (907) 643-3000 FAX: (907) 644-3003

**Communication Services, Inc.**  
2111 West Northern Blvd. Suite 201, Tempe, AZ 85283  
Phone: 480-944-8888 Fax: 480-944-8816

PLANS PREPARED BY:

NO.	DATE	DESCRIPTION	BY
1	10/15/07	PRELIMINARY	DWB
2	10/24/07	FINAL	JRS

PROJECT INFORMATION

**PH10221G**

**KINGS PLAZA**

1400 S. MCDONALD DR.  
TEMPE, AZ 85281

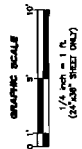
SHEET TITLE

**SOUTH & EAST ELEVATIONS**

SHEET NUMBER

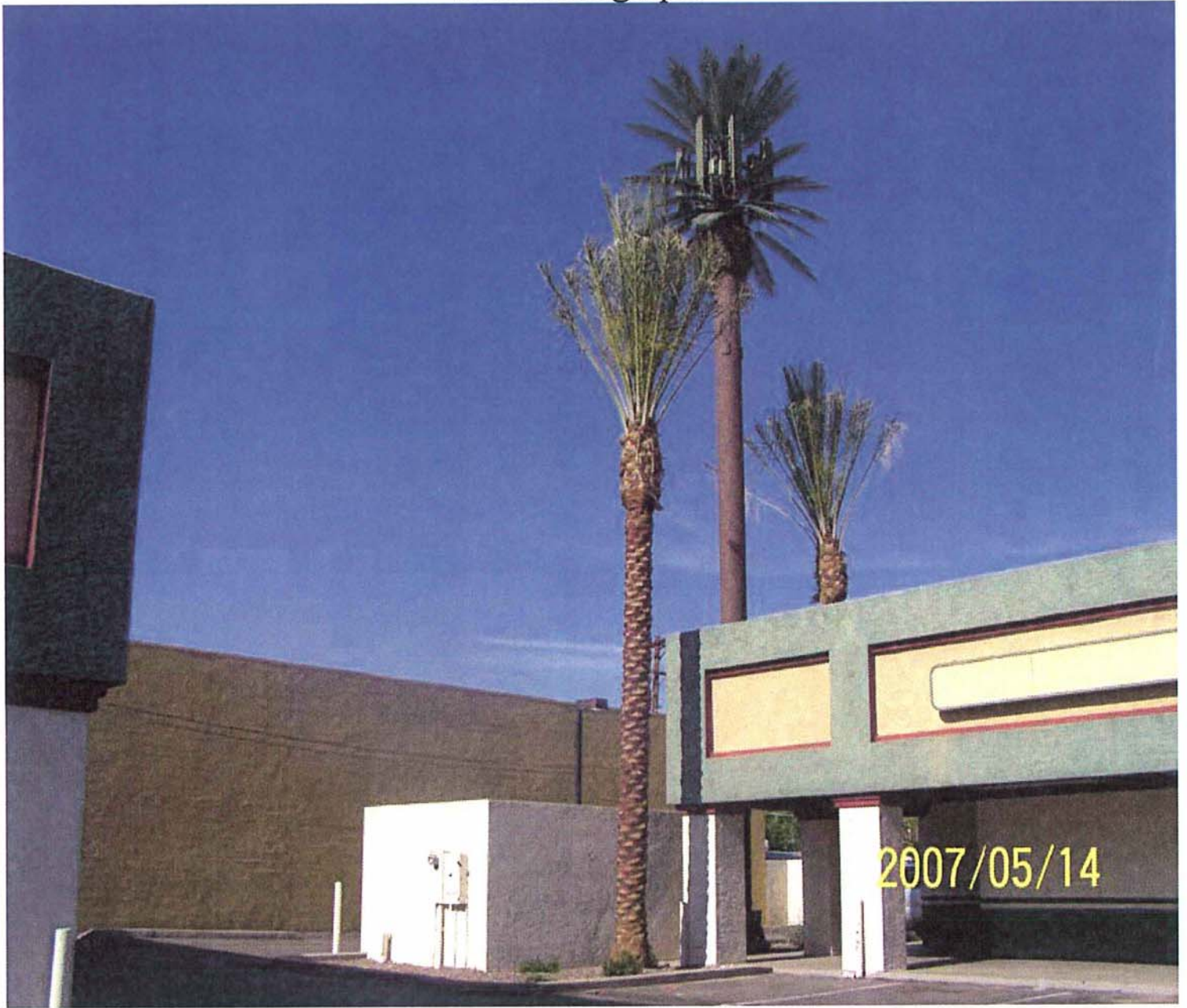
**C-4**

APPROVAL BLOCK



# Wireless Communication Facility

## Site Photograph



**PH10221G**  
**1400 S McClintock Dr**  
**Tempe, Arizona 85281**





*Existing Location*



*Proposed Location*



**KINGS PLAZA T-MOBILE**

**1400 S MCCLINTOCK DR**

**PL070467**

**EXISTING MONOPALM**